


28. NORTH NEW BRIGHTON COMMUNITY CENTRE



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Corporate Plan Output: Environmental Improvement Plans	

The purpose of this report is to update the Board regarding the progress of the proposed re-development of the North New Brighton Community Centre.

A progress report on the North New Brighton Community Centre was presented to the Working Party on 12 July 2000. A summary of the report is as follows:

SURVEYING

A survey of the site has been carried out to accurately locate the buildings with respect to the various zones. It shows that the existing Community Centre straddles three different zones.

These three zones are:

- B1 (Business 1 - Local centre)
- C1A (Conservation 1A - Coastal margins)
- O2 (Open Space - District Recreation and Open Space)

PLANNING

A report has been received which provides extensive details on planning issues associated with the various options that were identified. In summary, a Resource Consent will be required if there are any extensions to the building or if there is a change of use. Based on the planner's assessment of the rules in the Transitional Plan and the Proposed City Plan, it is expected that there would be a favourable outcome to any Resource Consent application. The three main options that were considered are:

1. Upgrade and extend the existing community centre and incorporate all clubrooms and toilets within the one facility.
2. Upgrade the community centre, incorporate the toilet block and also upgrade the clubrooms.
3. Demolish all three facilities and build a new facility on the same site.

BUDGET ESTIMATES

Preliminary costings for a number of options were presented to the Working Party meeting. A summary of these costings is included below. The costs have been developed on the basis of plans that have been submitted by both the Surf Club and the North Wai Boardriders.

Complete replacement of the War Memorial Hall	\$660,000
Upgrade of the Community Centre to North Wai Boardrider's plans	\$400,000
Refurbishment of the existing Surf Club	\$205,000
Refurbishment and extension of the Surf Club	\$465,000
Surf Club's proposal for integration into the War Memorial Hall	\$660-680,000

Further, it was agreed that the total costs would be as follows:

Development of the Surf Club	\$465,000
Development of the Community Centre	\$400,000-680,000

FUTURE DIRECTION

The Working Party determined that there was a need to obtain up-to-date information on the community needs for the hall. This information is required in order to properly determine the extent of any upgrade work for the centre.

The Surf Club has been formally asked to confirm their intentions of retaining and upgrading their own building.

The Working Party requested that funding issues be forwarded to the Board's Capital Works submission meeting in August to enable the centre upgrade to be included in the Annual Plan process.

Recommendation: That the Community Board:

1. Request that the work necessary to obtain current usage requirements for the centre and update community needs be undertaken immediately
2. Include the centre upgrade in the Capital Works submission

Chairperson's

Recommendation: That the aforementioned recommendations be adopted.